



## **V. HOUSING PLAN**

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Huntington Beach. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2000 Housing Element and then presents Huntington Beach's Housing Plan for the 2008-2014 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

### **A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT**

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Huntington Beach 2000-2005 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- ✓ New Construction for all income groups
- ✓ Residential Rehabilitation
- ✓ Conservation of Existing Housing

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2008-2014 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

**Table V-1**  
**Review of Accomplishments under 2000 Housing Element**

<b>Goal: Conserving and Improving Existing Affordable Housing</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<b>1. Single-Family Rehabilitation</b> <u>Action:</u> Make available Loans and Health and Safety Emergency Grants to very low and low income single-family homeowners. Goal to provide assistance to 75 households.	<u>Progress:</u> Between 2000-2006, the City provided 133 rehab loans and 10 emergency grants to lower income households. <u>Effectiveness:</u> The City exceeded its overall rehabilitation goal. <u>Appropriateness:</u> Given the ongoing need to maintain the City's aging housing stock, the single-family rehab program remains appropriate for the Element. The City is considering increasing the current loan amount of \$25,000 to reflect the significant increase in home improvement costs and to better address the full extent of housing repairs needed on many units.
<b>2. Multi-Family Rental Housing Loans (MRH)</b> <u>Action:</u> Assist owners of apartment buildings to rehabilitate properties occupied by low-income tenants. Goal to provide loans to upgrade 100 rental units.	<u>Progress:</u> There have been no rental rehabilitation loans during the period. <u>Effectiveness:</u> High market rents in Huntington Beach have served as a disincentive for apartment owners to place rent and income restrictions on units in exchange for low interest rehab loans. <u>Appropriateness:</u> Despite the lack of activity under this program, there remains a need for rehabilitation of rental housing in the community. Reallocation of funds from this program for use in acquisition and rehabilitation in the Oakview neighborhood can more successfully address deteriorated rental housing in this area. In addition, the City is currently evaluating changes to its single-family rehabilitation program to allow properties with 1-4 units.
<b>3. Multiple-Family Acquisition and Rehabilitation through Non-Profit Developers</b> <u>Action:</u> Assist non-profits in acquisition and rehabilitation of existing multiple-family housing within Enhancement and Redevelopment areas. Establish affordability covenants.	<u>Progress:</u> Between 2000-2006, the City worked with seven different non-profit developers to complete 10 multi-family acquisition/rehab projects, totaling 239 units. Non-profit partners include: OCCHC (25 units); Shelter for the Homeless (4 units); Collete's Children's Home (8 units); and Jamboree Housing (10 units). The Economic Development Department issued a total of \$10.6 million in Redevelopment Set-Aside and HOME loans to non-profits in support of acquisition and rehabilitation activities. <u>Effectiveness:</u> The program focus has been on scattered site developments within the Oakview neighborhood, maximizing the effects of neighborhood revitalization. The program has proven very successful in working with experienced non-profit entities and in leveraging outside funding sources. With financial assistance from the City/Agency, the non-profits are able to oversee the acquisition and rehabilitation process and stay in place as long-term owners and operators. <u>Appropriateness:</u> This program remains an integral component to the City's overall affordable housing strategy.
<b>4. Neighborhood Improvement Programs</b> <u>Action:</u> Administer and implement a comprehensive neighborhood improvement program in targeted areas of the City. Conduct annual community meetings to receive resident input.	<u>Progress:</u> The 2000 housing conditions survey identified 81% of units in Good condition, 18% in Fair condition, and 1% in Poor condition. In 2002, the City changed the focus of code enforcement activities from primarily reactionary and punitive to proactive and educational, and involving the community. <u>Effectiveness:</u> The housing conditions survey completed in 2007 reflects a 10% improvement of units from Fair to Good condition, indicating the success of neighborhood preservation activities. <u>Appropriateness:</u> This program has been renamed the Neighborhood Preservation Program, and will focus on four separate low/mod areas of the City.

**Table V-1**  
**Review of Accomplishments under 2000 Housing Element (cont'd)**

Policy/Program	Accomplishments
<p><b>5. Off-Site Multi-Family Acquisition/Rehabilitation</b>  <u>Action:</u> Allow developers to fulfill affordable housing requirements through off-site acquisition/rehabilitation of rental units.</p>	<p><u>Progress:</u> Between 1998-2005, 53 off-site rental units were restricted to low income to satisfy the affordable housing obligations for nine market rate projects consisting of 497 units. These 53 low income rental units are contained within two projects owned and operated by a non-profit housing corporation.</p> <p><u>Effectiveness:</u> This was an effective program when there was an established "bank" from which developers could "purchase" their units; there are no longer any units available via this method. Due to the high cost of real estate, developers have not been able to acquire rental property for a reasonable price, and therefore have included the required affordable units within their projects.</p> <p><u>Appropriateness:</u> As current land economics render this program infeasible, it is no longer appropriate as a separate program within the Housing Element. Off-site alternatives can be accommodated within the City's acquisition/rehabilitation program #3 should the economics support this approach in the future.</p>
<p><b>6. Mortgage Credit Certificate (MCC) Program</b>  <u>Action:</u> Increase homeownership opportunities for moderate-income first time homebuyers. Work to sign up additional lenders, and actively market program to first-time buyers.</p>	<p><u>Progress:</u> The City provided funding support to the County for participation in the MCC program.</p> <p><u>Effectiveness:</u> Works best when interest rates are high, so there was little activity during the period. Rising housing sales prices rendered the program infeasible in Huntington Beach.</p> <p><u>Appropriateness:</u> The County has permanently discontinued the MCC Program, so it no longer remains appropriate for inclusion in the Element.</p>
<p><b>7. Section 8 Rental Assistance Program</b>  <u>Action:</u> Provide Section 8 rental certificates through OCHA to families of all sizes. Encourage landlords to register units with the Housing Authority.</p>	<p><u>Progress:</u> The level of Section 8 assistance in Huntington Beach has maintained fairly constant, with 815 households receiving Section 8 vouchers in 2007, compared to 834 in 2000. Of these households, 319 are families, 312 are seniors, and 184 are disabled. When the Orange County Housing Authority (OCHA) temporarily opened the Section 8 waiting list in 2006, 550 Huntington Beach residents completed applications.</p> <p><u>Effectiveness:</u> The program is very successful in providing needed rental assistance in Huntington Beach. The City continues to participate in quarterly meetings of the Cities Advisory to OCHA to maintain ongoing communication about the Section 8 program and other affordable housing.</p> <p><u>Appropriateness:</u> This program remains appropriate to the updated Housing Element.</p>
<p><b>8. Citywide Code Enforcement</b>  <u>Action:</u> Monitor the City's housing stock and issue violation notices to property owners requiring compliance with property maintenance regulations and uniform housing code requirements. Inform violators of available rehabilitation assistance to correct code deficiencies.</p>	<p><u>Progress:</u> As indicated under Program #4 (Neighborhood Improvement Program), the City has shifted its approach to code enforcement less complaint-driven to more proactive and educational. Rehabilitation assistance is closely tied with code enforcement activities.</p> <p><u>Effectiveness:</u> Code enforcement has been effective in improving housing conditions, with the Citywide housing conditions survey showing an increase in "Good" quality units from 81% to 91% between 2000 to 2007.</p> <p><u>Appropriateness:</u> Code enforcement has been replaced with a more comprehensive, educational approach to improving housing conditions as part of the Neighborhood Preservation Program (#4)</p>

**Table V-1**  
**Review of Accomplishments under 2000 Housing Element (cont'd)**

<b>Policy/Program</b>	<b>Accomplishments</b>
<b>9. Preservation of Assisted Rental Housing</b> <u>Action:</u> Preserve or replace at-risk housing by: a) monitor at-risk units, b) tenant education, c) work with priority purchasers, d) refinance bonds, e) off-site purchase of affordability covenants, f) tenant purchase of units, and g) provision of new affordable housing.	<u>Progress:</u> The City assisted in the refinancing of the bond on Huntington Breakers, extending affordability controls on the project's 68 low income units from 2006 to 2020. Affordability controls expired on the 11 low income units in Huntington Villas, the 75 low income units in Surfside Villas, and 50 units in various density bonus projects. <u>Effectiveness:</u> The City was effective in preserving 68 affordable units, but lost 136 affordable units. <u>Appropriateness:</u> With 377 low income units at-risk of conversion, preservation remains a critical program. The City's Economic Development Dept. is already working with a non-profit to preserve the 185 unit Wycliffe Gardens, and has initiated discussions with the owners of Huntington Villa Yorba.
<b>10. Condominium Conversion Ordinance</b> <u>Action:</u> Consider allowing modified standards where condominiums integrate affordable units and evaluate assistance to tenants interested in purchasing their units.	<u>Progress:</u> The City updated its Condominium Conversion Ordinance in 2004, imposing affordability requirements on pre-existing apartments that converted without required CUP approvals. The City decided not to modify standards on future conversions so as to maintain consistency in the quality of life for project residents in terms of open space and parking. <u>Effectiveness:</u> Since adoption of the updated Ordinance, the City has not received any applications for conversions, although there is growing interest among the development community. <u>Appropriateness:</u> It may be appropriate to strengthen the City's condo conversion provisions to preserve the rental housing stock.
<b>11. Replacement Housing Program</b> <u>Action:</u> Require a housing Replacement Plan for Redevelopment assisted activities that result in the displacement of residents, as well as private development that results in the removal of low- and moderate-income housing within the Coastal Zone. Provide financial assistance for households displaced as a result of government activities.	<u>Progress:</u> The Redevelopment Agency did not implement any activities that resulted in the removal of low and moderate income housing. Within the Coastal Zone, 67 units were demolished between 1998-2005, all of which were single-family homes or duplexes, and therefore did not require replacement. 701 new affordable units were provided within 3 miles of the coastal zone (refer to detailed discussion which follows table). <u>Effectiveness:</u> The City did not incur any replacement housing obligations under Redevelopment Law or the Coastal Act. <u>Appropriateness:</u> The City and Redevelopment Agency implement replacement housing requirements consistent with State law. A separate Replacement Housing Program is not necessary for the Housing Element.
<b>Goal: Provision of Adequate Housing Sites</b>	
<b>12. Vacant Land Inventory</b> <u>Action:</u> Identify development opportunities through maintenance of a residential sites inventory. Maintain a current inventory of residential sites and provide to developers.	<u>Progress:</u> City regularly updates the vacant land inventory, most recently in 2007 and prior to that in 2004. <u>Effectiveness:</u> In the past this has been an effective informational tool given the amount of residential land that had been available. <u>Appropriateness:</u> The inventory now has limited utility given the limited vacant residential land available. In addition, the City is increasingly experiencing interest in converting non-residential land to mixed use, indicating that residential developers do not necessarily believe that the amount of vacant "residential" land is the only indicator of opportunity. This program will be modified to encompass all residential development opportunities, including vacant, underutilized and mixed-use sites

**Table V-1**  
**Review of Accomplishments under 2000 Housing Element (cont'd)**

<b>Policy/Program</b>	<b>Accomplishments</b>
<b>13. Residential Development Opportunities on School Sites</b> <u>Action:</u> Work with School District to provide residential development opportunities on appropriate surplus school sites.	<u>Progress:</u> In 2005, one of the local school districts surplused two sites. The City acquired portions of both sites for open space, and applications are in the process of being submitted for development of 107 units on these two sites. In August 2007, the Huntington Beach School district issued an RFP for development on 4 closed sites. The City has a quarterly meeting with all school districts to maintain open communication on a variety of issues, including development. <u>Effectiveness:</u> The ongoing dialog with the School Districts helps in terms of long term planning. <u>Appropriateness:</u> There are additional closed school sites in the City that may be surplused in the future.
<b>Goal: Assist in the Development of Affordable Housing</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<b>14. Development of Senior Citizen and Low/Moderate-Income Housing</b> <u>Action:</u> Continue to provide regulatory and financial assistance for the development of affordable housing. Provide reduced development standards through the use of the City's Senior Residential Development Standards. Seek to achieve development of 350 new affordable units.	<u>Progress:</u> The City has provided financial assistance and regulatory relief to numerous affordable housing developments since 1998. Major projects include: The Fountains Senior Apts (271 units/55 VL, 25 L, 190 M); Bowen Court Senior Apts (20 VL units); Habitat for Humanity-Yorktown (4 VL units); Main Place Apts (29 units/26 L; Cape Ann (146 M units); Promenade (80 M units); and Ellis Street SRO (107 units/47 VL, 59 L). <u>Effectiveness:</u> In total, the City achieved development of 126 new very low income units, 115 low income units, and 460 moderate income units during the planning period, well exceeding its goal for 350 new affordable units. The City's various techniques for providing affordable housing have been highly effective. <u>Appropriateness:</u> Providing financial and regulatory support for affordable housing remains critical to addressing the City's housing needs.
<b>15. Technical Support for Affordable Housing Projects</b> <u>Action:</u> Continue to provide consultation and technical assistance to aid in the expansion of housing opportunities.	<u>Progress:</u> The City continues to provide technical assistance to developers to support expansion of affordable housing opportunities. Assistance includes: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving forward through the public review process. <u>Effectiveness:</u> Judging by the number of affordable projects developed in Huntington Beach over the planning period, the City has been effective in providing necessary technical support. <u>Appropriateness:</u> The City provides technical assistance as part of its overall affordable housing program, and therefore this program will be combined with Program #14 to Support in Development of Affordable Housing.
<b>16. Solicit Participation of Developers in Affordable Housing Programs</b> <u>Action:</u> Provide financial and regulatory incentives to private developers to increase the supply of affordable housing. Complete the following affordable housing projects: Victoria Woods Senior Apartments, Bowen Court Senior Apartments, Wycliffe Apartments.	<u>Progress:</u> As described under Program #14, the City has been successful in its support of affordable housing, with 126 very low income, 115 low income and 460 moderate income units developed. <u>Effectiveness:</u> The City has been effective in its support of affordable and mixed income housing production. <u>Appropriateness:</u> This program is closely related to program #14 (Development of Senior Citizen/Affordable Housing), and will be combined for purposes of the updated Housing Element.



**Table V-1**  
**Review of Accomplishments under 2000 Housing Element (cont'd)**

<b>Policy/Program</b>	<b>Accomplishments</b>
<b>17. Project Self-Sufficiency</b> <u>Action:</u> Offer assistance to low-income, single-parents so that they can achieve economic independence from governmental assistance. Assist a minimum of 90 households annually.	<u>Progress:</u> Between 2001-2005, the City assisted 466 households through PSS, averaging assistance to 93 households per year. <u>Effectiveness:</u> The City has consistently met its annual goal for PSS assistance, utilizing both public and private resources. The City's program has gained national attention as one of the most successful programs in the country. <u>Appropriateness:</u> The PSS program remains a critical program in assisting single-parents to achieve economic self-sufficiency and remains appropriate for the Housing Element update.
<b>18. Redevelopment Agency Production and Replacement Housing Obligations</b> <u>Action:</u> Construct a total of 100 affordable units to fulfill Agency housing production and replacement requirements.	<u>Progress:</u> Between 2000-2007, the Redevelopment Agency expended \$9.9 million in RDA set-aside and \$4.3 million in HOME funds to assist in new construction and acquisition/rehabilitation of 343 affordable units that count towards inclusionary and replacement housing obligations. <u>Effectiveness:</u> The City well exceeded its goal to produce 100 affordable units. The Agency's 2007 Redevelopment Implementation Plan identifies a surplus of 83 inclusionary housing units for the 1982-2014 compliance period. No replacement housing obligations are identified in the Plan. <u>Appropriateness:</u> The Redevelopment Agency monitors its inclusionary and replacement housing obligations on an ongoing basis, and has an active new construction and acquisition/rehabilitation program to fulfill its requirements. A separate program for the Housing Element is not necessary.
<b>19. Implement Inclusionary Housing</b> <u>Action:</u> Continue to implement inclusionary housing requirements.	<u>Progress:</u> During 1993-2006, the City's inclusionary requirements produced 478 affordable units (50 VL, 103 L, 325 M). In 2004, the City Council adopted an ordinance to codify its inclusionary policy and established the option to pay an in-lieu fee for projects with 3-9 units. The fee amount was adopted in October 2007. <u>Effectiveness:</u> The inclusionary ordinance continues to provide an effective mechanism to integrate affordable units within market rate developments. <u>Appropriateness:</u> The inclusionary program remains appropriate to the Housing Element. The City has formed an Ad Hoc Housing Committee to evaluate the option of extending payment of the in-lieu housing fee to all projects.
<b>Goal: Removal of Governmental Constraints</b>	
<b>20. "Fast Track" Processing for Affordable Housing Projects</b> <u>Action:</u> Evaluate the City's approval process and determine the feasibility of a "fast track" approval process for affordable housing projects.	<u>Progress:</u> In 2006, an audit was conducted of the City's development processing procedures to evaluate ways to streamline all development. Given the levels of staffing and workload, no "fast track" process was recommended. However, there were recommendations made to reduce certain processing times and fees, some of which have been implemented and could benefit an affordable housing developer. <u>Effectiveness:</u> Fast track processing for affordable projects is not likely to be implemented given existing resources. Recent affordable developments have not indicated that the approval process has been a significant factor for their projects. <u>Appropriateness:</u> This program no longer remains appropriate given the findings of the recent audit.

**Table V-1**  
**Review of Accomplishments under 2000 Housing Element (cont'd)**

<b>Policy/Program</b>	<b>Accomplishments</b>
<b>21. Encourage Implementation of SRO Ordinance</b> <u>Action:</u> Evaluate other successful SRO ordinances and identify potential revisions to the City's ordinance. Complete a minimum of 106 SRO units.	<u>Progress:</u> In 2001 the City's SRO ordinance was updated, based on a comparison of other jurisdiction's regulations. A 107 unit SRO project - Beachview Villas - was approved and constructed in 2003, providing 47 very low income and 59 low income units. <u>Effectiveness:</u> This program was effective and completed. <u>Appropriateness:</u> This program is no longer necessary, as the objectives to develop an updated ordinance have been fulfilled.
<b>Goal: Equal Housing Opportunity</b>	
<b>22. Fair Housing</b> <u>Action:</u> Implement Fair Housing Plan actions and continue to use the service of the Fair Housing Council of Orange County.	<u>Progress:</u> The City continues to contract with the Fair Housing Council of Orange County (FHCOC) to implement the regional Fair Housing Plan (AI), and to offer fair housing services and tenant/landlord counseling to residents. <u>Effectiveness:</u> FHCOC assists up to 900 Huntington Beach households annually with issues regarding tenant/landlord matters. Up to 14 discrimination cases are opened each year on behalf of residents. FHCOC provides 4 public outreach presentations in the City annually. <u>Appropriateness:</u> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.
<b>23. Accessible Housing</b> <u>Action:</u> Adopt updates to the Uniform Building and Housing Codes to reflect current accessibility requirements in new construction. Coordinate with Dayle MacIntosh Center and provide modification assistance.	<u>Progress:</u> The City has adopted the latest updates to the Building and Housing Code, and continues to offer rehabilitation assistance for accessibility improvements. <u>Effectiveness:</u> The City does not require special building codes or onerous project review to construct or improve housing for persons with disabilities. The City has been effective by offering financial support for accessibility improvements, and in coordinating with the Dayle MacIntosh Center in as a resource for accessible housing. <u>Appropriateness:</u> Providing accessible housing remains appropriate to the Housing Element.
<b>24. Continuum of Care - Homeless Assistance</b> <u>Action:</u> Participate in County's Regional Committee for the Continuum of Care to assist the homeless. Allocate CDBG monies to fund homeless service providers.	<u>Progress:</u> The City supports the Continuum of Care through: 1) data compilation on homeless services and facilities; 2) letters of support for the funding application; 3) participation in meetings on the Regional Homeless Strategy. In 2007, the City participated in the Point in Time Homeless Survey. In 2005/2006, the City funded two transitional housing facilities for battered/homeless mothers with children. The City has also provided funding to the Episcopal Service Alliance for emergency services. <u>Effectiveness:</u> The City has been effective in its involvement in regional efforts to address homelessness, as well as the funding of local homeless service providers and emergency and transitional shelters. In support of the County's efforts to implement the CMIS online database to provide unduplicated tracking of homeless programs, the City will encourage its homeless service providers to become integrated within the CMIS system. <u>Appropriateness:</u> The Continuum of Care and Homeless Assistance Program remains appropriate to the Housing Element.

Source: City of Huntington Beach Economic Development and Planning Departments.

VL - Very Low Income, L - Low Income, M - Moderate Income

## Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2000, the City of Huntington Beach has made significant progress in achieving its housing goals. Major accomplishments include the following:

- Partnering with non-profit housing providers to acquire and rehabilitate 239 rental units and preserve as affordable housing
- Providing housing rehabilitation assistance to 143 lower income homeowners
- Refinancing the bond issue on Huntington Breakers, protecting the project's 68 lower income units from conversion to market rents
- Implementing a Neighborhood Preservation Program to pro-actively address the problem of deteriorating neighborhoods, and achieving measurable improvements in housing conditions
- Assisting in the development of approximately 700 affordable housing units through provision of land disposition, regulatory incentives, inclusionary requirements, and/or direct financial assistance
- Providing assistance to 466 single-parent households through Project Self-Sufficiency
- Updating the City's SRO Ordinance, enabling development of a 107 unit SRO with rents affordable to very low and low income households
- Assisting in funding two transitional housing facilities for victims of domestic violence and their children
- Adopting an ordinance to codify the City's inclusionary housing policy, and allowing payment of an in-lieu housing fee for small projects

Table V-2 summarizes the quantified objectives contained in the City's 2000 Housing Element, and compares the City's progress in fulfilling these objectives.

**Table V-2**  
**Summary of Quantified Objectives**

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	388	126 (33%)	50	215 (430%)	452	445 (98%)
Low	255	115 (45%)	85	166 (195%)	147	
Moderate	400	460 (115%)	40	1 (2%)		
Above Moderate	972	2,229 (229%)				
<b>Totals</b>	<b>2,015</b>	<b>2,930 (145%)</b>	<b>175</b>	<b>382 (218%)</b>	<b>599</b>	<b>445 (74%)</b>

\* Reflects RHNA

\*\* Reflects single-family rehabilitation and acquisition/rehabilitation projects

\*\*\* Reflects preservation of at-risk projects



As illustrated in Table V-2, based on review of residential building permits issued between January 1998 - December 2005, the City fulfilled 145 percent of its total regional housing construction needs, or "RHNA" (refer to Appendix C for summary of building permits issued). However, given the robust real estate market in Huntington Beach, housing for low and moderate income households is not being produced without some level of subsidy and/or development incentive.

The City's inclusionary housing ordinance was effective in producing affordable units in conjunction with market rate developments, and contributed to the City fulfilling 115 percent of its goal for production of 400 moderate income units. Given the more limited development of rental housing which occurred during the period, the inclusionary ordinance produced far fewer low income units, with the provision of very low and low income units reliant almost entirely on financial subsidies. The City, its Redevelopment Agency, and its non-profit housing partners were able to achieve the development of 126 units affordable to very low income households and 115 units affordable to low income households, representing 33 percent and 45 percent of its RHNA goal respectively.

In terms of housing rehabilitation, the City provided assistance to 382 lower income households, fulfilling 218 percent of its assistance goal. A key focus of the City's housing program is to support non-profits in the acquisition and rehabilitation of multi-family properties and place long-term affordability restrictions on the units. During the planning period, the Agency directed over \$10 million towards acquisition/rehabilitation, completing 239 units. Housing Element statutes now allow jurisdictions to credit certain acquisition/rehabilitation activities towards the RHNA, which can assist Huntington Beach in demonstrating greater progress in addressing its lower income productions needs.

Finally, the City fell short of its goal to conserve 599 affordable units identified as at-risk of conversion. Numerous small, density bonus projects converted to market rate, although more significant is the loss of 75 units in Surfside Villas and 11 units in Huntington Villas. In total, affordability restrictions were lost on 136 low income units. The City was successful in refinancing the bond to preserve the 68 low income units in Huntington Breakers. During the next Housing Element cycle, two projects are at-risk of conversion, and the City is already working with a non-profit to preserve the first project at imminent risk of conversion. Preservation of at-risk housing is now also eligible for RHNA credit.

### **Compliance with Coastal Zone Housing Requirements**

The Coastal Zone boundary in Huntington Beach runs from the northern city limit at Seal Beach, south nine miles to the Santa Ana River at the Huntington Beach/Newport Beach boundary. It extends inland from the mean high tide line from 1,000 yards to over one mile in some areas. It encompasses approximately five square miles of land and water, or about 17 percent of the total area of the city.

The Huntington Beach Coastal Zone includes a wide variety of land uses including open shoreline, parks and recreational facilities, habitat areas, residential, commercial and industrial uses, as well as energy and oil extraction facilities. At the north end of the Coastal Zone is Huntington Harbour, a man-made residential and marina development with residences oriented toward the waterways. The next largest segment of residential development within the Coastal Zone is the downtown area, with narrow but deep lots for single-family homes as well as larger apartment and condominium developments.

California Government Code (Section 65588) requires the Housing Element to take into account any low or moderate income housing provided or required in the coastal zone pursuant to the Mello Act (Section 65590).<sup>1</sup> Within the Review and Revise section of the Housing Element, coastal zone localities are required to include the following information:

- 1. Number of new housing units approved for construction within the coastal zone since January 1982*
- 2. Number of housing units for low or moderate income households required to be provided in new housing within the coastal zone, or within three miles*
- 3. Number of existing residential units occupied by low or moderate income households within the coastal zone or within three miles that have been authorized to be demolished or converted since January 1982*
- 4. Number of housing units for low and moderate income households that have been required for replacement (of those being demolished or converted) in the coastal zone or within 3 miles of the coastal zone.*

The 1989 and 2000 Huntington Beach Housing Elements provide the following information on housing in the Coastal Zone for the period between 1982 - 1997:

1982-1989:                73 affordable units demolished in Coastal Zone  
                              1,086 replacement units affordable to low to moderate income households built

June 1989-1997:        112 affordable units demolished in Coastal Zone  
                              141 replacement units affordable to low to moderate income households built

According to the City's prior two Housing Elements, the City has met the replacement requirement of 185 affordable units through provision of 1,227 new affordable units. Table V-3 documents residential development activity in the Huntington Beach coastal zone during the most recent Housing Element period (between January 1998 - December 2005), including the number of affordable housing units built in the City within three miles of the coastal zone.

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<sup>1</sup> The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

**Table V-3  
Residential Activity in Huntington Beach Coastal Zone 1998-2005**

Location	Total Units Demolished	Units Required to be Replaced*	Total New Units Built	Affordable Units Built
Within Coastal Zone	67	0	604	--
Within 3 miles of Coastal Zone	--	--	--	701

\* The Coastal Act requires replacement of low and moderate income units demolished in Coastal Zone projects with 3 or more units. Of the 67 units removed in Huntington Beach during this period, 65 were single-family homes and 2 were within a duplex, and therefore none met the criteria requiring replacement.

As illustrated by this Table, between 1999-2005, 67 market rate units were removed from the Huntington Beach coastal zone: 37 units in Huntington Harbour and 30 units in Downtown.<sup>2</sup> As none of the units removed were in developments with 3 or more units (65 units were single-family homes, and 2 units were within a duplex), none of these units are required to be replaced under the Mello Act.

During this same time period, 701 new deed-restricted affordable units were built within a three mile radius of the City's coastal zone, more than offsetting the 67 market-rate units removed from the coastal zone. Affordable housing projects completed during this time frame include (refer to Appendix C for a complete listing of projects):

- Cape Ann - 146 moderate income units
- Promenade - 80 moderate income units
- Pacific Landing - 5 moderate income units
- Greystone Keys - 12 moderate income units (11 add'l mod units built in 1997)
- 17201 Ash - 6 moderate income units
- The Tides - 12 moderate income units
- The Fountains - 55 very low, 25 low, 191 moderate income units
- Siena Apartments (Main Place) - 26 low income units
- Ellis SRO - 27 very low, 59 low income units
- Bowen Court - 20 very low income units
- Habitat Units - 4 very low income units
- Numerous smaller projects containing 3 or fewer affordable units.

Huntington Beach has complied with the requirements of the Mello Act. To ensure continued compliance, the City will continue to monitor residential development activities within its coastal zone.

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<sup>2</sup> While none of the units removed were deed restricted as affordable, it is possible that some of the smaller single-family homes removed from the downtown were rented at rates affordable to moderate income households.

## **B. GOALS AND POLICIES**

This section of the Housing Element set forth the goals and policies the City intends to implement to address Huntington Beach's housing needs.

### **EXISTING AFFORDABLE HOUSING**

#### **GOAL 1**

#### **Conserve and Improve Existing Affordable Housing in Huntington Beach**

#### **POLICIES**

**Policy 1.1:** Preserve the character, scale and quality of established residential neighborhoods.

**Policy 1.2:** Continue to provide rehabilitation and home improvement assistance to low and moderate income households, seniors and the disabled.

**Policy 1.3:** Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long-term affordable housing.

**Policy 1.4:** Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

**Policy 1.5:** Undertake comprehensive code enforcement and neighborhood preservation efforts within designated special CDBG enforcement areas to improve the quality of life and condition of housing within these neighborhoods.

**Policy 1.6:** Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

**Policy 1.7:** Encourage retention of adequate numbers of mobile homes and continue to enforce the City's mobile home conversion ordinance.

**Policy 1.8:** Evaluate strengthening the City's condominium conversion ordinance to preserve the City's rental housing stock and provide affordable units in projects approved for conversion.

**Policy 1.9:** Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers, and municipal services.

## **ADEQUATE HOUSING SITES**

### **GOAL 2**

#### **Provide Adequate Housing Sites to Accommodate Regional Housing Needs**

### **POLICIES**

**Policy 2.1:** Maintain an up-to-date inventory of potential sites available for future development, and provide to the development community. Within Redevelopment Project Areas, provide assistance in land assembly in support of affordable housing.

**Policy 2.2:** Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations.

**Policy 2.3:** Encourage and facilitate the provision of housing affordable to lower income households within the Beach/Edinger Corridor Specific Plan. Incorporate policy language and development standards within the Plan in support of affordable housing.

**Policy 2.4:** Utilize surplus school and park sites for residential use where appropriate and consistent with the City's General Plan.

**Policy 2.5:** Take advantage of existing infrastructure and public improvements to provide additional affordable housing by allowing second units in single-family zoning districts.

## **DEVELOPMENT OF AFFORDABLE HOUSING**

### **GOAL 3**

#### **Assist in Development of Affordable Housing**

**Policy 3.1:** Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

**Policy 3.2:** Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

**Policy 3.3:** Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.



**Policy 3.4:** Utilize inclusionary housing as a tool to integrate affordable units within market rate developments.

**Policy 3.5:** Establish a workforce homebuyer assistance program to assist persons who work in Huntington Beach to purchase homes in the community.

**Policy 3.6:** Encourage use of sustainable and green building design in new and existing housing.

**Policy 3.7:** Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.

## **REMOVE CONSTRAINTS**

### **GOAL 4**

#### **Remove Governmental Constraints**

**Policy 4.1:** Offer financial and/or regulatory incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing.

**Policy 4.2:** Periodically review regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to assess their impact on housing costs, and revise as appropriate.

## **EQUAL HOUSING**

### **GOAL 5**

#### **Provide Equal Housing Opportunity**

**Policy 5.1:** Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, sales or rental of housing on the basis of race, religion, family status, national origin, physical disability or other factors.

**Policy 5.2:** Continue to financially support the provision of fair housing services and tenant/landlord mediation to City residents.

**Policy 5.3:** Support continued efforts to implement the Orange County Continuum of Care program for the homeless.

**Policy 5.4:** Continue to coordinate with local social service providers and notify them of available City funding to address the needs of the homeless population.

**Policy 5.5:** Support low income, single-parents in attaining the life skills necessary to achieve economic independence.

## C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Huntington Beach's identified housing needs, and are implemented through a series of housing programs offered through the Planning Department and Economic Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-4 located at the end of this section specifies the following for each program: 2008-2014 objectives; funding sources; and agency responsible for implementation.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Huntington Beach Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Multi-Family Acquisition/Rehabilitation (Program #2); Preservation of Wycliffe Gardens (Program #4a); Section 8 Rental Assistance (Program #5); Affordable Housing Development Assistance, including SROs (Program #12); Zoning Ordinance Revision, including provisions for transitional and supportive housing (Program #20); Continuum of Care - Homeless Assistance (Program #23); and Project Self-Sufficiency (Program #24).

### EXISTING AFFORDABLE HOUSING

**1. Single-Family Rehabilitation:** The City is proposing to restructure its current rehabilitation loan programs to enhance marketability and simplify the implementation process. Given a lack of participation in the multi-family rental housing loan program (MRH), this program would be eliminated and funds reallocated for use in multi-family acquisition and rehabilitation projects. The single-family program would be expanded to include properties with up to four units, and the loan amount increased to reflect the increase in home improvement costs and to better address the full extent of housing repairs needed on many units. Loan repayment would be deferred until the home is resold or refinanced. Energy efficiency improvements would be eligible expenses.

The Single-Family Rehabilitation Program would continue to include an emergency grant component. Grant amounts would be increased to \$10,000, and paint/fix-up projects and removal of lead-based paint would be eligible under the grant.

**2008-2014 Objective:** Adopt new Single-Family Rehabilitation Program Guidelines, and assist fifteen lower income households on an annual basis, with a projected income mix of half very low and half low income households.

## **2. Multi-Family Acquisition and Rehabilitation through Non-Profit Developers:**

Huntington Beach contains numerous, older multi-family rental properties in deteriorated condition. Since 1994, the Redevelopment Agency has funded non-profit housing developers to acquire, rehabilitate and operate rental properties within the Oakview neighborhood. Properties are selectively acquired in relation to one another as part of an overall effort to upgrade living conditions and to increase the supply of affordable rental housing. In exchange for Agency and City assistance, covenants are placed on properties acquired by the non-profit to ensure long-term affordability and strong property management.

The City will continue to allow developers to fulfill their affordable housing requirements (under the inclusionary housing ordinance) through arrangements with non-profits for off-site acquisition and rehabilitation, as approved by Economic Development.

The Agency is currently undertaking one of its most ambitious acquisition/rehabilitation projects to date in the Oakview neighborhood involving a 48 unit apartment complex on Delaware Street. The property has severe and extensive code violations that have not been remedied despite citations by the City. The Redevelopment Agency has prepared a financial pro-forma to assess the economics of purchasing and rehabilitating the property, and intends to transfer ownership to the Orange Housing Development Corporation (OHDC) to undertake rehabilitation improvements and provide property management. OHDC is pursuing tax credit financing, and anticipates providing affordability to the following mix of households: 5 very low income, 15 low income, and 28 moderate income.

**2008-2014 Objective:** The acquisition/rehabilitation program continues to be a major focus of the Redevelopment Agency's affordable housing program. The Agency's Housing Strategy estimates an average program cost of \$300,000/unit, and allocates redevelopment housing set-aside and HOME funds to achieve 120 units between 2007/08 through 2013/14. The projected income mix of these 120 units is: 15 extremely low, 10 very low income, 45 low income, and 50 moderate income.

**3. Neighborhood Preservation Program:** For several years now, Huntington Beach has implemented a neighborhood preservation program, shifting the focus of code enforcement activities from being primarily reactionary and punitive to proactive and educational in nature, combined with community engagement and empowerment. The City tracks code enforcement activities through an automated software and database, generating reports on a monthly basis to evaluate the types and location of violations and the actions taken, using this information to make appropriate program adjustments.

Based on the results of the 2007 housing conditions survey, the neighborhood preservation program will focus on the following four low and moderate income areas, identified by the survey as deteriorated, deteriorating, or on the cusp of deteriorating (refer to Figure 4):

- Bolsa Chica - Heil
- East - Central
- South - Central
- Southeast

**2008-2014 Objective:** Conduct neighborhood improvement activities within the four CDBG designated target areas to improve the quality of life and condition of housing within these neighborhoods. Inform violators of available rehabilitation assistance to correct code deficiencies. Through collaborations with the Oakview Task Force, the Oakview School Collaborative and various City and County departments and agencies, the code enforcement division will facilitate forums for residents of these communities to discuss specific neighborhood issues and provide information on various resources for rehabilitation assistance. In addition, the Public Nuisance Task Force, comprised of representatives from various City departments, will conduct monthly meetings, with the goal to expedite the abatement of properties that are considered public nuisances.

**4. Preservation of Assisted Rental Housing:** Huntington Beach contains two projects at risk of conversion to market rate during the 2008-2018 planning period - Wycliffe Gardens (185 units) and Huntington Villa Yorba (192 units). Both of these projects maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals. The City will be entering into an agreement for committed assistance for preservation of Wycliffe Gardens, described separately as Program 4a.

In November 2006, the owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State, and tenants of the project. City Economic Development staff are currently working with a non-profit housing developer to negotiate the acquisition and continued affordability of Wycliffe Gardens, or alternatively, the extension and preservation of the existing affordable terms and Section 8 housing assistance.

In 1994, the owner of Huntington Villa Yorba filed a revised Plan of Action to Extend the Low Income Affordability Use Restrictions through its application to convert the complex to all Section 8 contracts. The project's mortgage now extends through May 2013, with the Section 8 contract subject to annual renewals.

As presented in Section II: Need Assessment, preservation of Huntington Villa Yorba through transfer of ownership to a non-profit or provision of rent subsidies is more cost effective than replacing affordable units through new construction. The following are strategies the City will undertake to preserve Huntington Villa Yorba's 192 units of at-risk rental housing:

- **Monitor At-Risk Units:** Contact property owners within one year of affordability expiration dates (2012) to discuss City's desire to preserve as affordable housing.
- **Work with Potential Priority Purchasers:** Solicit participation of agencies interested in purchasing and/or managing units at-risk. Provide funding

assistance, which can be leveraged with outside sources by the non-profit to either transfer ownership, or provide rent subsidies to maintain affordability.

- **Tenant Education:** Based on California law, property owners are required to give a nine month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contract with specialists like the California Housing Partnership and other non-profits, to provide education regarding tenant rights and conversion procedures.

**2008-2014 Objective:** Contact the owners of Huntington Villa Yorba to initiate discussions regarding the City's desire to preserve as long term affordable housing. Based on the outcome of these discussions, the City will: 1) explore outside funding and preservation options; 2) offer preservation incentives to owners; and 3) provide technical assistance and education to affected tenants.

**4a. Preservation of Wycliffe Gardens – Committed Assistance:** As detailed in the Resources chapter of the Element, the City/Agency has committed to providing financial assistance to a joint venture for- and non-profit housing team for acquisition and preservation of Wycliffe Gardens. City/Agency funding assistance will require affordability and occupancy restrictions on the 185 very low income units to be maintained for a minimum of 55 years. The City's committed assistance is structured to allow the City to receive RHNA credit for 25 percent of its very low income RHNA needs, or 113 units.

**2008-2014 Objective:** By April 2008, enter into a legally enforceable agreement with LOMCO for a \$2.16 million bridge loan for preservation of 185 very low income units in Wycliffe Gardens. Once LOMCO has secured permanent financing, enter into an Owner Participation agreement for up to \$8 million in additional gap financing. Report to HCD on the status of preservation no later than July 1, 2010, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites.

**5. Section 8 Rental Assistance:** The Section 8 rental assistance program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Orange County Housing Authority (OCHA) coordinates Section 8 rental assistance on behalf of the City, with 815 households receiving assistance in 2007, including 319 families, 312 seniors, and 184 disabled. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have incomes less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low income households.

**2008-2014 Objective:** Maintain current levels of assistance. Encourage landlords to register units with the Housing Authority and undergo education on the



Section 8 program. Continue to participate in quarterly meetings of the Cities Advisory to OCHA to maintain ongoing communication about the Section 8 program and other affordable housing activities.

**6. Mobile Home Park Preservation:** Huntington Beach contains 18 mobile home parks with over 3,100 mobile home units. Recognizing that mobile homes provide affordable housing for many seniors and lower-income families, in 2004 the City Council adopted a Mobile Home Park Conversion Ordinance. The Ordinance seeks to facilitate the preservation of existing mobile home parks by establishing the findings required to be made by the City Council to: remove the General Plan Mobile Home Park (MHP) overlay, rezone from Residential Mobile Home Park (RMP), or allow a change in use. Among the findings required include:

- That the mobile home park conversion does not have an adverse effect upon the goals and policies for provision of adequate housing for all economic segments, as set forth in the Housing Element
- That the property would be more appropriately developed in accordance with uses permitted by the underlying zoning, or proposed zoning
- That the proposed zoning is consistent with the General Plan, and for projects in the Coastal Zone, with the Local Coastal Program
- That a notice of intent to change the use and relocate mobile home park tenants was delivered at least 18 months prior to the park closure

The City has also established a Mobile Home Advisory Board (MHAB) to ensure the quality of life in mobile home parks. The MHAB provides a forum for communication among mobile home residents, park owners, and the City Council.

The State Department of Housing and Community Development (HCD) offers a Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. The program offers short and long term 3 percent interest loans for the purchase or rehabilitation of a mobile home park.

**2008-2014 Objective:** Implement the Mobile Home Park Conversion Ordinance as a means of preserving mobile home parks as long term housing in the community. Should tenants of a park indicate interest in purchasing the park as a means of maintaining control over space rent increases, provide information on State MPROP funding. Assist in resolving issues between mobile home park tenants and park owners through monthly meetings of the Mobile Home Park Advisory Board.

**7. Condominium Conversion Ordinance:** Apartment projects proposed for conversion to condominium ownership are subject to the City's Residential Condominium Conversion regulations. These regulations require a permit for conversion, and compliance with current zoning requirements for newly developed

condominiums, including parking requirements. The Ordinance further requires a finding that the proposed conversion will not displace a significant percentage of low or moderate income, disabled, or senior citizen tenants, or eliminate a significant number of low and moderate income rental units from the City's housing stock at a time when no equivalent housing is readily available in the Huntington Beach area.

With growing interest among the local development community in condominium conversions spurred by favorable market conditions, it may be appropriate to strengthen the City's current Ordinance to preserve the existing rental housing stock and require affordable units in projects approved for conversion. The City may want to consider establishing a minimum rental vacancy threshold on which to base the finding that "equivalent housing is readily available in the Huntington Beach area;" a previous City ordinance required a minimum three percent rental vacancy prior to allowing conversions. In addition, similar to many jurisdictions with inclusionary housing ordinances, Huntington Beach may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

**2008-2014 Objective:** Implement the City's Condominium Conversion Ordinance. Evaluate strengthening the current Ordinance to establish minimum rental vacancy thresholds and/or extending the City's inclusionary housing requirements to encompass condominium conversions.

## **PROVISION OF ADEQUATE SITES**

**8. Residential and Mixed-Use Sites Inventory:** As part of this Housing Element update, the City performed a parcel-specific vacant sites analysis using its Geographic Information System (GIS). Only limited vacant residential sites remain in Huntington Beach, with most of the City's remaining vacant sites consisting of small, scattered parcels.

Far more significant development opportunities exist for mixed-use along transportation corridors within the City. The City has experienced increasing development interest in conversion of non-residential land to mixed use. The City's economic consultant indicates that given current residential values, little or no Agency assistance is necessary to achieve financial feasibility for market rate development.

As a means of facilitating the development of affordable housing on identified residential and mixed use sites, the City offers a variety of financial and regulatory incentives, described in Program 12 (Affordable Housing Development Assistance), Program 14 (Affordable Housing Density Bonus), and Program 18 (Development Fee Assistance). In addition, the City's inclusionary ordinance requires the provision of 10 percent affordable units, and 15 percent for sites within a Redevelopment Project Area. Many of the sites within the residential sites inventory fall within the Huntington Beach

Redevelopment Project where the Redevelopment Agency will continue to serve as a catalyst for change through assembly of sites for development.

**2008-2014 Objective:** Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives. Adopt a Citywide mixed use ordinance to expand the potential for mixed use developments in the City. Conduct annual monitoring of residential sites capacity to ensure the continued provision of adequate sites to address the City's regional housing needs by income category throughout the planning period. Should a shortfall be identified, redesignate additional sites as necessary.

**9. Beach/Edinger Corridor Specific Plan:** Beach Boulevard and Edinger Avenue are two primary economic engines for Huntington Beach, including auto sales and various large and small commercial developments, as well as residential and institutional uses. It is the City's desire to enhance and maximize the potential of these major thoroughfares, and to this end, in the fall of 2006, the City hired a consultant team to perform a revitalization study for the corridors. The project is intended to determine and implement a clear vision for growth and change to be defined by a planning process involving city officials, citizens, stakeholders and city staff. A specific plan is in the process of being drafted to implement this vision, defining land use and form-based development standards to replace pre-existing zoning regulations, as well as set forth a series of new public improvements to enhance the corridors' physical image.

The market demand analysis documents a strong demand for new investment in residential development along the corridor. A key component of the Plan is the integration of higher density housing, including introduction of up to 3,000 new units on Edinger Avenue and 2,000 units on Beach Boulevard. The Plan is being developed to permit residential use by right on every parcel in the Edinger Corridor area, with additional capacity on Beach Boulevard, including designation of several parcels for exclusively residential use. Certain locations within the Specific Plan will require residential development to include ground floor commercial use, while other areas will permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning will not include prescriptive density or Floor Area Ratio limitations, but will instead regulate development based on building form and scale. A building height of up to six stories will generally be permitted, with reduced parking standards being evaluated as part of the Plan's development.

The City will specifically encourage and facilitate the provision of housing affordable to lower income households within the Specific Plan through several tools. The Economic Development Department will maintain a current list of potential development sites suitable for affordable housing - including both private and Agency-owned land - and can assist in land assembly for sites within the Huntington Beach Redevelopment Project Area. Land use regulations in the Specific Plan facilitate provision of lower cost development options, including no limitations on density, 6-story height limits, and reduced parking standards. Projects within the Specific Plan will be required to fulfill

inclusionary housing requirements either on-site or within the Specific Plan, with projects exceeding inclusionary thresholds on-site eligible for reduced development fees (refer to Program #18). Other financial and regulatory incentives to facilitate affordable housing are described in Program 12 (Affordable Housing Development Assistance) and Program 14 (Affordable Housing Density Bonus).

**2008-2014 Objective:** Adopt the Beach/Edinger Corridor Specific Plan in 2008, providing expanded capacity for high density residential and mixed use development by right. Establish form-based standards which facilitate development. Encourage the provision of housing affordable to lower income households by requiring inclusionary units to be provided on-site or within the boundaries of the Specific Plan, and providing additional incentives for increased percentages of affordable units. The City will monitor development in the Specific Plan to ensure that affordable housing opportunities are being provided within the Specific Plan area. To ensure the effectiveness of the Specific Plan strategy to accommodate the regional housing need for lower income households, an effective public engagement process will be established.

**9a. Residential Rezoning Program:** As a means of providing adequate sites to address the City's shortfall of sites for 311 moderate income and 352 lower income units permitted to be part of a mixed use development, Huntington Beach will adopt the Beach/Edinger Corridor Specific Plan, providing opportunities for approximately 5,000 new high density residential and mixed use units. By way of example, eight example opportunity sites and mixed-use project proposals have been identified within the Specific Plan (refer to Table IV-6), providing residential densities at a minimum of 30 units/acre. To address the shortfall of sites for 352 lower income units on sites designated for exclusive residential use, the City will select from the sites identified in Table IV-7, providing for densities of 30+ units/acre. Rezoned sites will allow for residential uses "by right", have the capacity for at least 16 units, and will be available for development within 2008-2014 where water and sewer can be provided. If, through the public review process, certain sites are removed from the sites inventory for rezoning, the City will replace these with alternate sites to ensure adequate sites are provided to address regional housing needs by income category.

**2008-2014 Objective:** Redesignate sites to accommodate at least 704 units at 30+ units/acre, and 311 units at 12+ units/acre. Complete rezoning by June 2009.

**10. Residential Development Opportunities on School Sites:** The City works with the school districts to provide residential opportunities on appropriate surplus school sites. Residential entitlements are being processed on two Fountain Valley School District sites, and the Huntington Beach City School District issued a Request for Proposal for residential development on four closed school sites.

**2008-2014 Objective:** Continue to attend quarterly meetings with the school districts in Huntington Beach to coordinate activities and provide additional sites

for residential development. Complete entitlements on the two Fountain Valley School sites by 2009.

**11. Second Units:** A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, the City has amended its second unit provisions to utilize a ministerial process for second unit applications. Section 230.10 of the Zoning Code now permits attached second units as an accessory use in all residential zone districts on minimum 6,000 square foot lots. The maximum size of the second unit is 650 square feet and cannot exceed one bedroom. One additional off-street parking space is required for the second unit, except in the Coastal Zone where a minimum of two parking spaces are required to be provided on the project site for the second unit.

The Planning Director approves second units based upon the following conditions:

- The dwelling conforms to the design and development standards set forth by the ordinance
- The unit maintains the scale of adjoining residences and is compatible with the design of existing dwellings in the vicinity in terms of building materials, colors, and exterior finishes
- The main dwelling or second unit will be owner occupied
- Public and utility services including emergency access are adequate to serve both dwellings

**2008-2014 Objective:** Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public Planning Department counter, and through advertisement on the City's website.

#### **ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING**

**12. Affordable Housing Development Assistance:** The City and its Redevelopment Agency play an active role in the provision of quality, affordable housing through land assembly and write-downs; direct financial assistance using HOME, redevelopment set-aside and Housing Trust Fund resources; and regulatory incentives (density bonus and other development incentives). The City also provides technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding



applications; and assistance in moving projects forward through the public review process.

The Redevelopment Agency owns a 2.7-acre vacant parcel on McFadden Avenue near Golden West College for which it plans to partner with a non-profit for development with a minimum of 175 units of affordable housing. The Agency intends to issue a Request for Qualifications in mid-2008 to non-profit housing developers for development of the site, and complete negotiations with the selected developer by year end; environmental review on the site will be conducted as part of the EIR on the Beach/Edinger Specific Plan. The Agency's contribution to the project will include a land write-down, as well as gap financing using set-aside funds.

The Redevelopment Agency is also considering issuance of a +/- \$10 million taxable bond secured by set-aside funds that would be used in combination with current housing funds to obtain outside leverage, such as Low Income Housing Tax Credits and Multi-Family Housing Program (MHP) funds. The Agency anticipates utilizing revenues for the assemblage of contiguous parcels in the Oakview neighborhood, combined with initial rehabilitation to bring properties into decent, safe and sanitary condition. The ultimate plan would be to replace the existing projects with mixed-income, new construction projects with the following parameters:

- Development would include approximately 40 affordable rental units
- Units would be designed to accommodate families
- Development would integrate open space and support services available to community residents

Single Room Occupancy (SRO) residences are small, single room units often with common kitchen facilities that can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. Huntington Beach has adopted an SRO ordinance to facilitate the provision of SROs, and provides over 100 affordable SRO units within Beachview Villas. As a means of helping to address the community's needs for additional extremely low income housing, the City will offer regulatory and financial incentives to encourage the creation of additional SRO housing.

**2008-2014 Objective:** Continue to provide regulatory and financial assistance for the development of affordable housing, with a goal to provide 175 units on Agency-owned parcel, and 40 additional affordable rental units and SRO housing. Pursue issuance of a local housing bond.

**13. Workforce Housing Program:** Huntington Beach has faced significant increases in housing prices, with the median single-family home selling for \$770,000, and the median condominium selling for \$460,000. As presented in the Housing Needs Assessment, the affordability gap for a three person household earning moderate income (\$77,880 @ 110% AMI) ranges from \$200,000 for a condominium unit to

\$300,000 for a single-family home. Such high housing costs place homeownership out of reach for a large segment of the community's workforce.

The City has established an objective to extend homeownership opportunities to its workforce unable to afford market rate housing. Because the level of subsidy to assist moderate income households is cost prohibitive, the City proposes establishing a homeownership assistance program targeting its workforce earning up to 140% AMI. The program would be funded using Housing Development Fund and Inclusionary Housing in-lieu fee revenues, subject to approval by the City Council, with the assistance cap proposed to be set at \$100,000 per unit.

**2008-2014 Objective:** Adopt Workforce Housing Program Guidelines in 2008, and assist five households on an annual basis.

**14. Inclusionary Housing Ordinance:** Zoning Ordinance Section 230.26 requires new residential projects with three or more units to provide at least 10 percent of the total units for low and median income households at an affordable housing cost for a 60 year period. Rental units are required to be made available to very low to low income households, while owner units are to be available to low to median income households. Affordable units are permitted to be provided at an off-site location, and may be new construction, substantial rehabilitation, preservation of assisted rental housing at-risk of conversion or mobile homes. The City allows payment of an in-lieu housing fee by right for projects with 3-9 units. In October 2007, the City Council adopted an affordable housing in-lieu fee ranging from \$9,430 - \$16,500 per unit, depending on project size. Fees are updated annually, beginning in January 2008, and are placed into a City Housing Trust Fund. The City has formed an Ad Hoc Housing Committee comprised of three Councilmembers and other stakeholders to evaluate the option of extending payment of the in-lieu housing fee to all projects.

As a means of fulfilling the inclusionary housing requirements under Redevelopment Law, residential and mixed use developments within Redevelopment Projects Areas are subject to a 15 percent inclusionary requirement.

The City's inclusionary ordinance provides incentives for compliance by offering density bonuses and additional regulatory incentives for provision of 10 percent low or median income units, or 15 percent within Redevelopment Project Areas. To provide flexibility, the ordinance now provides the option for payment of an in-lieu fee for projects with fewer than 10 units, as well as providing options for provision of off-site units through new construction or substantial rehabilitation, or preservation of at-risk units or mobile homes.

**2008-2014 Objective:** Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Implement the Affordable Housing Ad Hoc Committee's recommendation regarding use of in-lieu fees.

**15. Green Building:** “Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact. The City’s Planning Department offers a Green Building Tips handout for both homeowners and builders, and the City is initiating a fee reduction program for remodels that include solar panels. Both the Planning Commission and City Council have formed subcommittees to evaluate establishing a Green Building Program, and the City has budgeted for a new Green Building/Energy Coordinator staff position within the Planning Department.

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance will be required to include sustainable design features to the extent financially feasible, such as:

- Energy and water reduction strategies
- Building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling
- Solid waste reduction technologies
- Storm water mitigation
- Gray water recycling

**2008-2014 Objective:** Based on the direction of the Planning Commission and City Council subcommittees, establish a comprehensive green building program, and provide dedicated staff for implementation. Implement requirements for green building design in Agency-assisted new construction.

**16. Child Care Facilities:** The City of Huntington Beach recognizes that finding adequate and convenient child care is critical to maintaining quality of life for many households in the City. In early 2007, the City Council adopted an ordinance to allow large family day care uses administratively in residential zoning districts. The City’s Zoning Code (Section 230.14.G) provides additional density bonuses and incentives for the inclusion of childcare facilities in affordable housing projects. Additionally, other General Plan elements incorporate policies to facilitate the provision of child care facilities in the City.

To further the commitment to providing adequate child care opportunities, the City will work with project applicants to evaluate the demand for child care in new housing developments and establish incentives for the inclusion of child care in housing developments.

**2008-2014 Objective:** Continue to implement the large family day care ordinance and evaluate other areas of the Zoning code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law.

## **REMOVAL OF GOVERNMENTAL CONSTRAINTS**

**17. Affordable Housing Density Bonus:** Zoning Code Section 230.14 sets forth the City's new density bonus incentives consistent with the most recent changes to State law. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The City offers the following development incentives in conjunction with the density bonus:

- A reduction in site development standards or architectural design requirements.
- At the request of the developer, the City will permit a reduced parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.
- Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses would reduce the cost of individual units in the housing project, and the nonresidential land uses would be compatible with the project and adjoining development.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

**2008-2014 Objective:** Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development.

**18. Development Fee Assistance:** The City collects various fees from development to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rate share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction of City fees can lower residential construction costs, and, ultimately, sales and rental prices.

The Huntington Beach Redevelopment Agency currently offers fee reimbursements as part of its overall package of development assistance for affordable housing developments. As a means of clarifying this program and providing greater certainty to developers on the level of financial incentive, the City will adopt an Affordable Housing

Fee Reduction Ordinance which delineates a reduced fee schedule for affordable projects. Residential projects providing a greater percentage of affordable units than required under the City's inclusionary ordinance (15% within Redevelopment Project Areas, 10% outside Project Areas) will be eligible for reduced City fees. In support of the ordinance, the City will conduct a fee study to determine which fees will be reduced and by how much; at a minimum, the following fees will be evaluated for reduction: Building Permit fee, Plan Review fee, Traffic Impact fee, and Parks/Recreation fee. The fee study will also evaluate providing discounted fees on market rate units within projects providing greater than 50 percent affordable units.

AB 641 now allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy. As part of the Affordable Housing Fee Reduction Ordinance, the City will incorporate in fee deferrals consistent with AB 641.

**2008-2014 Objective:** Conduct a fee study and adopt an Affordable Housing Fee Reduction Ordinance by the end of 2009 as an incentive for projects to provide increased percentages of affordable units. Incorporate provisions for development fee deferrals consistent with AB 641.

**19. Residential Processing Procedures:** The evaluation and review process required by City procedures contributes to the cost of housing. One way to reduce housing costs is to reduce the time for processing permits. While administrative approvals in Huntington Beach compare favorably with other Orange County jurisdictions, processing times for discretionary approvals fall in the upper end of the range of the cities surveyed.

Recognizing that the City's requirement for Conditional Use Permit (CUP) approval before the Planning Commission for multi-family projects with 10 or more units may serve as a constraint to the provision of housing, the City is committed to increasing the unit threshold for a CUP in multi-family zoning districts. As Huntington Beach is a mostly built out city with little vacant residential land available, typical multi-family projects are smaller infill developments. By raising the unit number threshold, the CUP requirement for most multi-family projects would be eliminated.

**2008-2014 Objective:** Review the typical project size of multi-family development projects already zoned for residential use to determine an appropriate size threshold to permit multi-family uses by right, and undertake amendments to the Zoning Code to eliminate the CUP requirement for projects below this threshold.

**20. Zoning Ordinance Revision:** As part of the Governmental Constraints analysis for the Housing Element update, the following revision to the Huntington Beach Zoning Code was identified as appropriate to better facilitate the provision of a variety of housing types and housing to address the needs of extremely low income households:



- Add transitional housing and supportive housing within the code's definition section, and list as permitted uses within residential zone districts.
- Identification of emergency shelters as a permitted use in the Industrial General (IG) and Industrial Limited (IL) Zone.

Emergency shelters will be subject to the same development and management standards as other permitted uses in Industrial zones, as summarized in the Constraints chapter of the Housing Element. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

**2008-2014 Objective:** Amend the zoning ordinance by December 2009 to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.

## **EQUAL HOUSING OPPORTUNITY**

**21. Fair Housing:** The City uses the services of the Fair Housing Council of Orange County (FHCOC) to implement the regional Fair Housing Plan (AI), and to offer the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

FHCOC assists up to 900 Huntington Beach households annually with tenant/landlord issues, and handles up to 14 fair housing cases each year on behalf of residents. FHCOC provides fair housing education and outreach within Huntington Beach, including approximately a dozen presentations annually to groups such as the Oakview neighborhood, realtor groups, apartment managers, City staff, and others on request. Specifically, in the Oakview neighborhood which contains a high recent immigrant population, FHCOC provides bi-lingual outreach once or twice a year at scheduled events, and distributes fair housing information to owners of rental property in the area.

**2008-2014 Objective:** Contract with the FHCOC to provide a high level of fair housing services to residents, encompassing education, mediation, discrimination investigation and resolution. Continue to promote fair housing practices through invitation of FHCOC participation at community events, inclusion of fair housing criteria in City housing agreements, and assistance in dissemination of fair housing educational information to the public through distribution of brochures at City community centers and libraries.

## **22. Reasonable Accommodation**

The City will adopt a reasonable accommodation procedure to encourage and facilitate the provision of housing for persons with disabilities including, but not limited to, procedures for the approval of group homes, accessibility improvements and ADA retrofit projects. The process for adopting a reasonable accommodation procedure will involve an evaluation of the zoning code and other applicable codes for compliance with fair housing laws. The adopted reasonable accommodation procedure may include measures that provide flexibility in development standards and land use controls, reduced processing times, expedited plan checks and public education/outreach efforts.

**2008-2014 Objective:** Adopt and implement a reasonable accommodation procedure; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Planning and Building and Safety Departments' public counter.

**23. Continuum of Care - Homeless Assistance:** The City's Economic Development and Community Services staff are active participants in the County's Continuum of Care to assist homeless persons transition towards self-sufficiency. The City's strategy is to continue to support a continuum of programs, including homeless support services, emergency shelter, transitional housing, permanent affordable housing, and homeless prevention services. Specific City support into the County's annual Continuum of Care funding application to HUD includes: 1) data compilation on homeless services and facilities; 2) providing official letters of support for the funding application; and 3) participation in meetings of the Orange County Cities Advisory Committee, responsible for the regional Continuum of Care Homeless Strategy.

The City provides funds to local non-profit groups that provide housing and services to the area's homeless and at-risk population, both for services and capital improvements to facilities; public notification of funding availability is provided through newspaper advertisements and direct notification to local service providers. To better facilitate the provision of housing for these populations, the City will modify its Zoning Code to specifically identify transitional and supportive housing as permitted uses within residential zone districts, and emergency shelters as a permitted use in the Industrial General (IG) and Industrial Limited (IL) Zone.

**2008-2014 Objective:** Continue participation in the County's Regional Committee for the Continuum of Care and annually allocate CDBG monies to fund agencies serving the homeless and at-risk population. In support of the County's efforts to implement the Client Management Information System "CMIS" online database to provide unduplicated tracking of homeless programs, the City will encourage its service providers to become integrated within the CMIS system.

**24. Project Self-Sufficiency:** The Huntington Beach Community Services Department initiated Project Self-Sufficiency (PS-S) over 20 years ago, with the City's program growing to receive national attention as one of the best in the country. PS-S assists extremely low to low income single-parents to achieve economic independence from governmental assistance through a vast network of human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program is a public/private partnership between the Project Self-Sufficiency Task force/Single Parent Network of Orange County, and the Project Self-Sufficiency Foundation.

PS-S parents are required to attend school or occupational skills training, maintain employment, and work towards achieving a career to support their family. Participants work with PS-S staff to define their goals and develop strategies through education and skills training to achieve these goals. Parents are encouraged to become involved in the Huntington Beach community and various PS-S committees, and support each other by attending monthly meetings.

**2008-2014 Objective:** Continue to provide General Fund and CDBG support to PS-S to support extremely low to low income, single-parents in their transition to self-sufficiency. Seek to assist a minimum of 90 households annually, with Huntington Beach residents comprising a minimum of 70% of those assisted.

**Table V-4  
Housing Program Summary**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2008-2014 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>1. Single-Family Rehabilitation</b>	Provide financial assistance for home repairs.	Adopt new guidelines. Assist 15 households annually, or 105 over the 2008-2014 period.	CDBG; RDA Set-Aside	Economic Development Department	2008-2014 Adopt guidelines by 2008.
<b>2. Multi-Family Acquisition/Rehab through Non-Profit Developers</b>	Improve dilapidated housing; improve neighborhoods, preserve affordability.	Acquire, rehabilitate, and establish affordability covenants on 120 rental units.	HOME; RDA Set-Aside	Economic Development Department	2008-2014 Complete the 48 unit Delaware project in 2009/10.
<b>3. Neighborhood Preservation</b>	Administer comprehensive improvement program in deteriorating neighborhoods.	Conduct improvement activities in CDBG target areas. Conduct public forums for residents to discuss specific neighborhood issues and provide information on resources, including rehabilitation assistance.	CDBG	Planning Department; Oakview Task Force	Conduct neighborhood forums on a monthly basis. Analyze code enforcement complaint data on a monthly basis.
<b>4. Preservation of Assisted Housing</b>	Preserve the existing affordable housing stock at-risk of conversion to market rents.	Initiate discussions with Huntington Villa Yorba; explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.	HOME; RDA Set-Aside; Section 8	Economic Development Department	Contact property owners by 2012. Complete other steps as necessary prior to expiration of affordability in 2013.
<b>4a. Preservation of Wycliffe Gardens – Committed Assistance</b>	Preserve 185 very low income units in Wycliffe Gardens at-risk of conversion to market rents	Provide a \$2.16 million bridge loan to LOMCO and provide up to \$8 million in additional gap financing for preservation.	HOME; RDA Set-Aside; Section 8	Economic Development Department	Enter into agreement for bridge loan by April 2008, and permanent gap financing by year end 2008. Report status by July 2010 to HCD.
<b>5. Section 8 Rental Assistance</b>	Provide rental assistance to extremely low and very low income households.	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units.	HUD Section 8	OCHA	2008-2014

**Table V-4**  
**Housing Program Summary (cont'd)**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2008-2014 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>6. Mobile Home Park Preservation</b>	Preserve mobile home parks and facilitate communication between park owners and tenants.	Implement MHP Conversion Ordinance. Utilize Mobile Home Park Advisory Board to assist in resolving issues. Provide tenants information on MPROP funding as appropriate.	RDA Set-Aside; Department Budget; State MPROP funding.	Economic Development Department; Mobile Home Park Advisory Board	2008-2014
<b>7. Condominium Conversion Ordinance</b>	Protect the existing rental stock from conversion to condominium ownership.	Evaluate strengthening current Ordinance to est. minimum rental vacancy thresholds and/or require inclusionary units in projects approved for conversion.	Department Budget	Planning Department	Complete review/revision of Ordinance by 2009.
<b>8. Residential and Mixed-Use Sites</b>	Identify sufficient sites for housing to meet RHNA.	Maintain current inventory of sites, and provide to developers along with information on incentives. Adopt mixed use zoning. Monitor to ensure adequate sites to address RHNA.	Department Budget	Planning Department	2008-2014 Adopt Mixed Use Zoning by 2008/09. Annual monitoring of sites adequacy.
<b>9. Beach/Edinger Corridor Specific Plan</b>	Provide expanded sites for multi-family and mixed-use housing development.	Adopt Specific Plan. Encourage provision of affordable housing by requiring inclusionary units to be provided on-site, or within the Specific Plan, and providing additional incentives for increased percentages of affordable units. Establish form-based standards to facilitate development.	Department Budget; RDA Set-Aside	Planning Department; Economic Development Department	Adopt Specific Plan by 2008 which incorporates provisions to encourage and facilitate development of affordable housing.
<b>9a. Residential Rezoning Program</b>	Rezone sites to address the City's RHNA shortfall in lower and moderate income units	Redesignate sites to accommodate at least 704 units at 30+ units/acre and 311 units at 12+ units/acre.	Department Budget	Planning Department	Adopt rezoning by June 2009.
<b>10. Development on School Sites</b>	Utilize appropriate surplus school sites for residential development.	Coordinate with School Districts to provide additional residential sites.	Department Budget	Planning Department; Community Services Department	Attend quarterly meetings with Districts. Complete entitlements on Frntn Valley School sites by 2009.

**Table V-4  
Housing Program Summary (cont'd)**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2008-2014 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>11. Second Units</b>	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units, and educate public on availability.	Department Budget	Planning Department	Prepare educational materials on second unit provisions and advertise on website by 2009.
<b>12. Affordable Housing Development Assistance</b>	Provide financial and regulatory assistance in support of affordable housing including SROs.	Assist in development of 215 new affordable units. Pursue issuance of affordable housing bond.	RDA Set-Aside; HOME	Economic Development Department; Planning Department	Issue RFQ for Agency site 2008; select developer and complete negotiations late 2008. Issue bond in 2008/09.
<b>13. Workforce Housing Program</b>	Extend homeownership opportunities to workforce priced out of market.	Adopt Guidelines. Assist 5 households annually.	Housing Development Fund; Hsng Trust Fund (requires change in guidelines for >120% AMI)	Economic Development Department	2008-2014 Adopt guidelines by 2008.
<b>14. Inclusionary Housing Ordinance</b>	Provide affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Implement Affordable Housing Ad Hoc Committee's recommendations for in-lieu fees. Provide incentives for provision of affordable units on-site.	Department Budget; Housing Trust Fund	Planning Department; Economic Development Department	2008-2014
<b>15. Green Building</b>	Promote energy conservation and sustainable design in new and existing development	Adopt Citywide Green Building program. Require in Agency-assisted projects.	Department Budgets	Planning Department; Economic Development Department	2008-2014 Adopt Green Building Program in 2008/09.
<b>16. Child Care Facilities</b>	Increase the number of childcare facilities to address the community's needs.	Continue to implement large family day care and density bonus provisions, and evaluate other potential childcare incentives.	Department Budgets	Planning Department	2008-2014 Evaluate Zoning Incentives in 2008/09.
<b>17. Affordable Housing Density Bonus</b>	Provide density and other incentives to facilitate affordable housing development.	Continue to offer density bonus incentives consistent with State law.	Department Budgets	Planning Department	2008-2014



**Table V-4  
Housing Program Summary (cont'd)**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2008-2014 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>18. Development Fee Assistance</b>	Provide fee reductions to reduce the cost of providing affordable housing. Structure fee reductions to provide an incentive to provide increased affordable units within projects.	Conduct a Fee Study in support of a reduced fee schedule for projects which exceed inclusionary housing thresholds. Allow for deferral of development fees until C of O on affordable housing projects.	RDA Set-Aside; Department Budgets	Planning Department; Economic Development Department	Conduct Fee Study and Adopt Affordable Housing Fee Reduction Ordinance by the end of 2009.
<b>19. Residential Processing Procedures</b>	Provide efficient development processing procedures to reduce the cost of development.	Undertake amendments to the Zoning Code to eliminate the CUP requirement for multi-family projects below an established threshold.	Department Budgets	Planning Department	Conduct analysis to determine appropriate size threshold in 2008. Undertake Zoning Code amendment in 2009.
<b>20 Zoning Ordinance Revision</b>	Provide appropriate zoning to facilitate the provision of emergency shelters for the homeless.	Amend the Zoning Code to allow emergency shelters as a permitted use in the IG and IL zones subject to reasonable development standards.	Department Budget	Planning Department	December 2009
<b>21. Fair Housing</b>	Promote fair housing practices through education, mediation, discrimination investigation and resolution.	Contract with the Fair Housing Council of Orange County; invite to speak at public events; assist in distributing brochures in community locations.	CDBG	Economic Development Department	Annually invite FHOC to City events. Quarterly distribute brochures to community centers and libraries.
<b>22. Reasonable Accommodation</b>	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the Planning and Building Department public counter.	Department Budgets	Planning and Building & Safety Departments	Adopt procedures by December 2009.



**Table V-4  
Housing Program Summary (cont'd)**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2008-2014 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>23-. Continuum of Care Homeless Assistance</b>	Participate in Regional Strategy to assist the homeless	Continue participation in Regional Committee; annually allocate fund to homeless service providers; support transition of providers to CMIS online database.	CDBG	Economic Development Department	Attend periodic meetings of County Regional Committee; Annually allocate CDBG funds; Support CMIS transition in 2008/09.
<b>24. Project Self-Sufficiency</b>	Provide assistance to low income, single-parents to support transition to self-sufficiency.	Assist 90 households annually.	CDBG; General Fund; private donations; competitive HUD grants.	Community Services Department	2008-2014
<b>QUANTIFIED OBJECTIVES</b>  TOTAL NEW UNITS TO BE CONSTRUCTED: 227 Extremely Low, 227 Very Low, 369 Low, 414 Moderate, 855 Above Moderate TOTAL NEW UNITS TO BE REHABILITATED: 15 Extremely Low, 63 Very Low, 97 Low and 50 Moderate TOTAL NEW UNITS TO BE CONSERVED: 1,000 Extremely Low and Very Low (Wycliffe Gardens and Section 8)					